FINAL DRAFT

MASTER PLAN REPORT

WATSON PARK

City of San José

January 2008

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EXHIBITS

FRED WATSON

Fred Watson served on the San José City Council starting in 1944, and served as mayor from 1948-1950. He died in 1961 at the age of 83.

Although a native of England, he attended San José schools. He was employed by the San José City Lines (formerly the San José-Los Gatos Interurban Railroad,) for 57 years.

He began his service to the City of San José with his appointment to the Civil Service Commission. He was first elected to the City Council in 1944 where he served until October 1961.

Watson Park was dedicated in his honor on October 30, 1961, which was celebrated as "Fred Watson Day" throughout the city.

EXECUTIVE SUMMARY

Watson Park is strategically located close to downtown San José near an existing residential neighborhood and along a future major trail system. These factors make the park an important recreational asset.

A variety of uses from active recreation to a senior friendly gathering area can be accommodated within the 35 acres of parkland. This Master Plan report establishes a vision for Watson Park that will guide its redevelopment over time.

In May 2004, construction began on the Watson Skate Park. During excavation contractors uncovered refuse materials indicative of a burn dump. This discovery led to the closing of the park as a precautionary measure in August 2005.

Since the park's closure, the public, the City, the California Environmental Protection Agency's Department of Toxic Substances Control (DTSC) and other agencies have worked together to determine the limit of the former burn dump, study how best to remediate the area, and identify a preferred approach to reopen the park.

Major milestones in this effort include:

1. Preliminary site investigation and soil testing
2. Preliminary Waste Characterization Study (PWCS)
3. Draft Remedial Action Plan (RAP).

The above referenced technical studies summarize the history of Watson Park as a former burn dump site, characterize soils and recommend a remediation approach. This Master Plan report does not include a summary of the technical findings; the original documents should be consulted for that information (see *References* section).

In addition to having soils influenced by burn dump activity, the park is adjacent to Coyote Creek and lies largely within the 100-year flood plain, which influences site remediation and restoration strategies. Natural and manmade features, regulations and policies influence the development of the site, as well.

As expected, the community was disappointed when Watson Park was closed. However, the need for environmental remediation has offered the opportunity to redesign the park to better meet the needs of the community.

The community and the City formed a close working relationship to define which aspects of the existing park might be retained, improved or eliminated. In fall of 2005, a Capital Project Advisory Committee (CPAC) was formed to work with City staff on behalf of the larger Watson Park neighborhood. The CPAC and the larger community participated in creating a new vision for the Park that guided the preparation of this Master Plan, which identifies the following goals:

- Establish an open park setting with good visibility
- Highlight the Coyote Creek riparian zone and trail as a major feature
- Establish a loop road and pedestrian circulation system throughout the park
- Create a neighborhood serving park at grade with North 22nd Street.

The City also coordinated with the SCVWD, the Army Corps of Engineers and other stakeholder agencies and parties regarding

"Documents indicate that the City of San José purchased the southern parcel (APN 249-64-001) that is now in the park in 1913 where construction of an incinerator was completed in June 1914. Records suggest that a dump may have been operating previously on the Site. Newspaper accounts indicate that the incinerator was demolished in 1934. Lobes of disturbed areas on the ground surface, possibly consisting of disposed materials are evident on aerial photographs from 1931 and 1939. Following demolition of the incinerator, the Site and vicinity remained undeveloped. As time proceeded rural, agricultural activities yielded to additional residential development in the area."

-Preliminary Waste Characterization Study

site remediation, modification of site hydrology and required permits.

Changes between the existing park program and this Master Plan are:

- Demolish two small community center buildings and replace them with a soccer field house
- Reduce the total number of soccer fields from three to two, adding the option for night lighting and artificial turf
- Add volleyball courts
- Add night lighting to the dog park, basketball courts and skate park
- Reduce the total number of community garden plots.

The Master Plan includes the following programmatic elements:

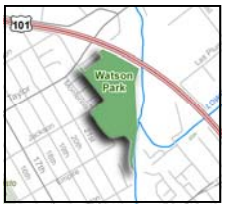
- Two soccer fields with supporting field house, parking and other amenities
- Community garden plots
- Group picnic areas
- Skate park, basketball courts and volleyball courts
- Play lots for tots and youth
- Open space
- Senior area with gazebo and labyrinth
- Rest rooms
- Coyote Creek trail and pedestrian bridge over Coyote Creek.

It is envisioned that this Master Plan will be implemented in phases, with Phase I construction occurring simultaneously with the site remediation project. Currently, the remediation of Watson Park is scheduled to start construction in April 2009. Permit requirements may impact that date.

To date, $15.2 million has been identified to pay for remediation of both Terrace Drive and Watson Park and to reopen the park for public use.

Site remediation studies, environmental clearance work and the Master Plan are being prepared simultaneously to compress project delivery time. As cost information for these projects is developed, a Phase I Master Plan implementation project will be finalized. It is clear, however, that additional funding is desirable to build all of the facilities included in the Master Plan for Watson Park and establish its strategic importance to the City.

SITE SETTING



Regional Context

Watson Park is located in the northeasterly corner of Council District 3 (bordering Council District 4) along the Route 101 freeway. The park serves older, medium to low density residential neighborhoods to the south and west. Light industrial land uses are found predominantly to the north and east of the Watson site, on the opposite side of Route 101.

Watson Park offers approximately 35 acres of park land strategically located near downtown San José, which is considered to be park deficient. It connects to two nearby regional trail systems, the Coyote Creek Trail and the Lower Silver Creek Trail.

Other City parks located within 3/4 mile radius of Watson Park include:

- *Backesto Park*
  - 13 acres
  - Ballfield, soccer, tennis, bocce, basketball, play lot, restroom, and community building

- *Roosevelt Park*
  - 10.8 acres
  - Ballfields, restroom, play lots and community center, roller hockey, skate park (under construction)

- *Bernal Park*
  - 5.8 acres
  - Ballfield, open turf, play lots, picnic areas and a restroom.

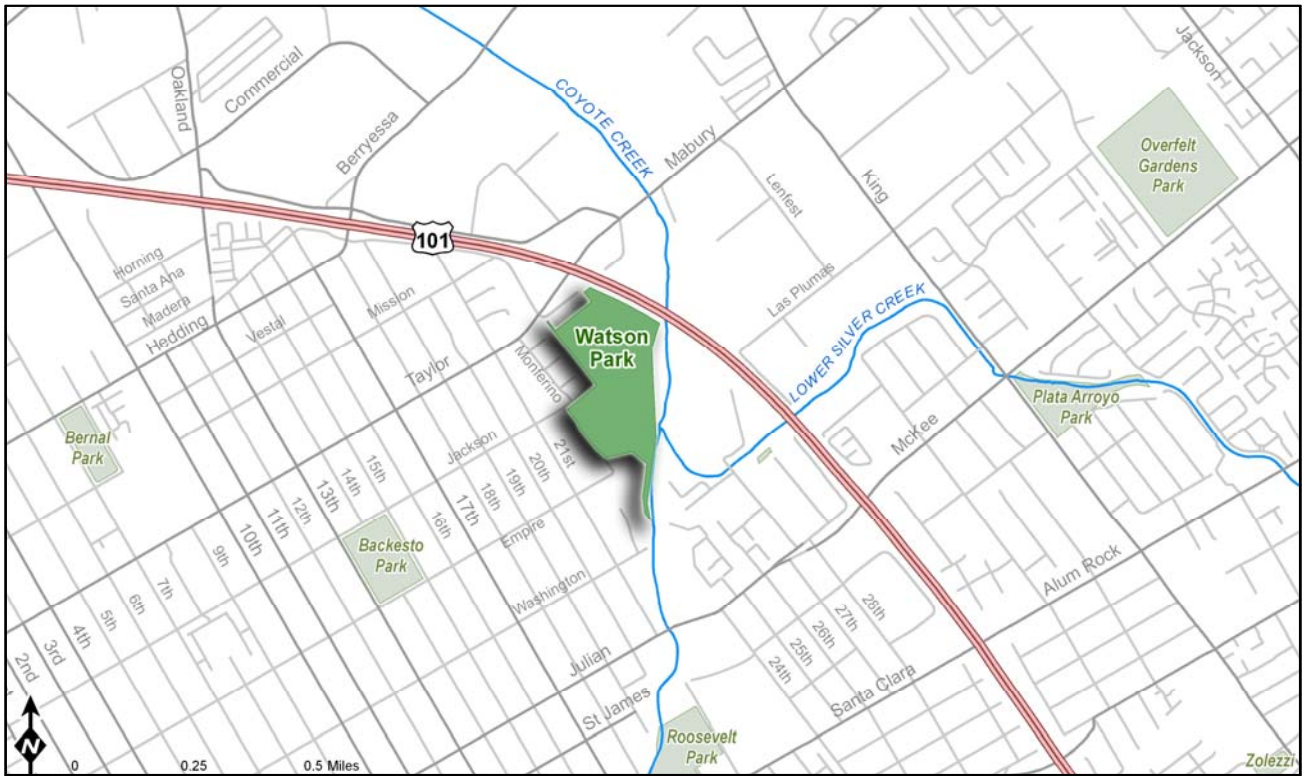
Neighborhood Characteristics

Watson Park is located within the 13th Street Strong Neighborhood Initiative (SNI) area and forms the border of the northern portion of the Five Wounds SNI area neighborhoods. Both SNI neighborhood improvement plans mention Watson Park as serving their neighborhoods. These plans recommended the addition of a dog park and a skate park to Watson Park to serve local residents. The dog park was added to the park and the skate park was under construction prior to closure of the park in 2005.

The 13th Street Neighborhood Improvement Plan (adopted March 2002) recognizes that the park is well used and draws visitors from a wide area. Both neighborhood improvement plans recommend trail improvements along Coyote Creek intended to establish Watson Park as a destination for trail users.

Neighborhoods immediately surrounding Watson Park had an approximate total population of 25,000 persons in 2000. The 13th Street Neighborhood Improvement Plan recognized a 17% increase in population within the plan area between 1990 and 2000. A review of the ethnic composition in the neighborhood indicates 41% of the population is White, 13% Asian, 2.7% African American, 1.6% American Indian and 34.8% Pacific Islander or other race. The proportion of Hispanic populations (63%) was nearly twice that of the City as a whole. The median income in the neighborhood was $48,980, less than the citywide median of $70,243.

Census 2000 figures show that neighborhoods near Watson Park are home to many children and teenagers - 27% of residents were under the age of 18 years (about the same as the citywide average); 9% of neighborhood residents are seniors 65 years and older.



Location Map

Service Area

Watson Park meets the definition of a "Community Park" because of its 35-acre size and the type of facilities located in the park (See Table I). Community parks typically provide amenities beyond the types of facilities commonly found in "Neighborhood Parks", and serve residents within an approximate two-mile radius. A two-mile radius is expected to be a 30- to 40-minute walking distance or 15-minute driving time.

Community parks generally allow for more intense active recreational uses than neighborhood parks and foster a sense of community while functioning as important nodes for larger community activities and events.

Background

Watson Park was first developed in the 1960's. The property was originally acquired in 1959 and the park was dedicated in honor of former Mayor Fred Watson on October 30, 1961. The original park Master Plan envisioned an open park character that emphasizes the riparian edge along Coyote Creek.

Watson Park was developed loosely following the 1970 Master Plan, with some exceptions. Over time, uses with an agricultural nature including community gardens and a tree bank were introduced into large open spaces in the middle of the park. Both of these facilities include large fenced areas that effectively limit direct access (both visual and physical) to Coyote Creek.

SITE SETTING

Table I – Park Classifications

PARK TYPE	SERVICE AREA	SIZE	FACILITIES
MINI PARK	Concentrated Population < 1/4 –mile Radius	Up to 1-Acre	Tot Lots Picnic Area
NEIGHBORHOOD PARK	3,000 to 10,000 Residents 3/4-mile Radius	>1 to 5 Acres	Play Fields Hard Courts Tot Lots Picnic Areas Open Turf or Natural Areas Restrooms
COMMUNITY PARK	20,000 Residents 2-mile Radius	>5 to 35 Acres Varies	Lighted Sports Field Community Gardens Community Centers Restrooms
REGIONAL PARK	City and Region	>35 Varies	Cultural Heritage Gardens Zoos Museums Theme amusement Parks Sports Arenas Golf Courses

The haphazard development of the park over time has deviated from the original Master Plan vision and caused functional problems.

Existing Conditions

The overall visual character of the park ranges from suburban to agricultural/ industrial. Large expanses of "gravel" paving with little visual relief, combined with compounds surrounded by tall chain-link fences (community gardens and the tree bank) and dirt circulation paths create this type of character.

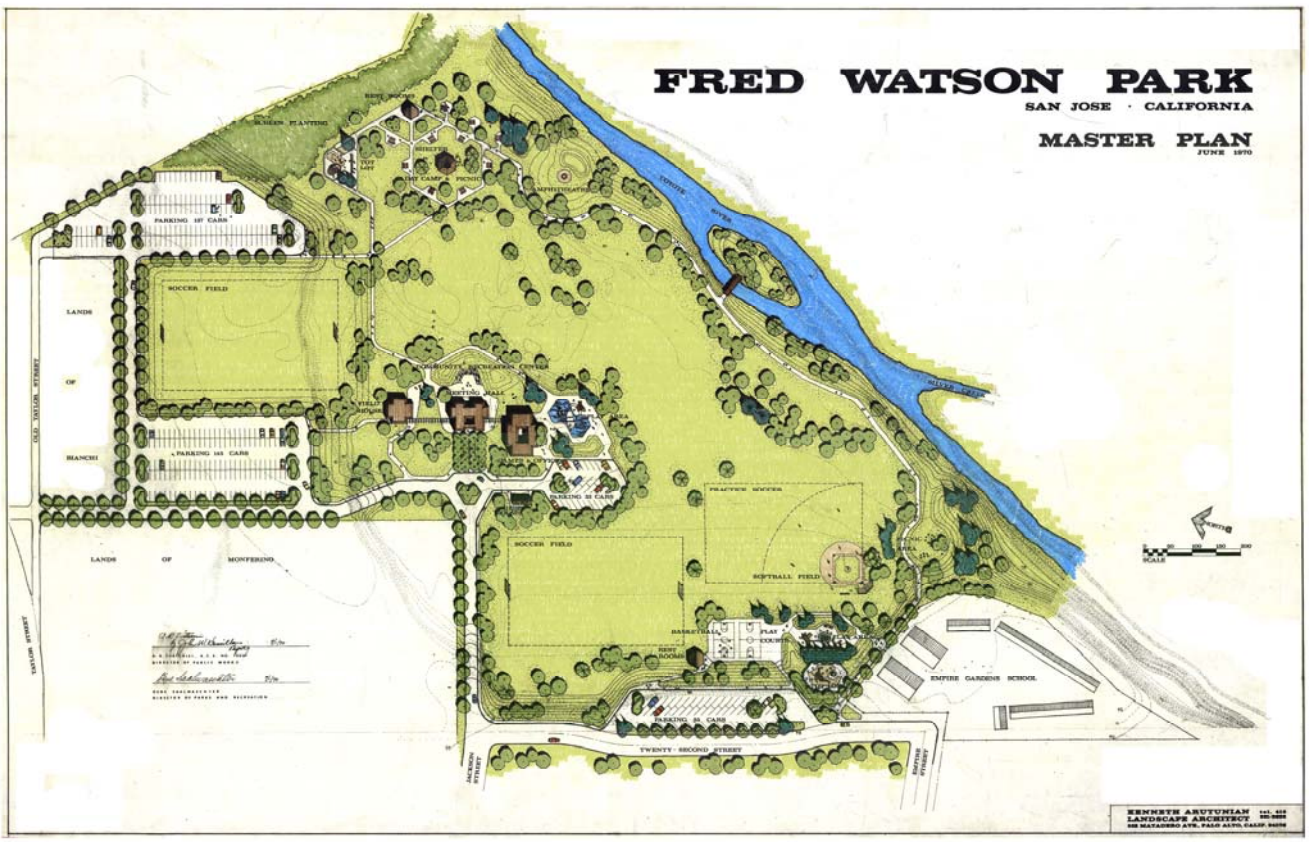
The Coyote Creek is natural-looking in places, but there is no formalized physical access to allow visual enjoyment of the creek. Stately oak trees dotting the site provide the visual character of a native California landscape within the park. Mature specimen trees located along 22nd Street provide a more suburban character.

Watson Park has served its surrounding neighborhoods with two community buildings, three soccer fields, community garden plots, basketball courts, rest rooms, a dog park and play lots. A tree bank for the non-profit group *Our City Forest* was located at Watson Park prior to its closure in 2005, but has since been relocated.

A pre-manufactured building ("Watson Annex") is located near the parking lot along 22nd Street and previously offered limited recreation programs and storage space. Watson Park's original community center ("Lower Watson") building provided a number of programs and staff office space, but has been in need of renovation and repair for some time.

"Open space in a natural setting...the topography of the site reflects its creation over the years by the action of the Coyote River, which now forms the eastern boundary of the park…the quality of openness that presently exists seems to be the desirable and appropriate character to maintain...the choice and organization of the elements to be constructed are intended to preserve and enhance the natural features of the site…"

-1970 Master Plan



SITE SETTING

Watson Park has no comprehensive circulation system for vehicles or pedestrians. The Park is effectively split into two separate parts. The majority of the park is accessed from a parking lot along 22nd Street and an entry road via Jackson Street. An entrance on Taylor Street provides access to the soccer bowl only.

Park Access

22nd Street Access

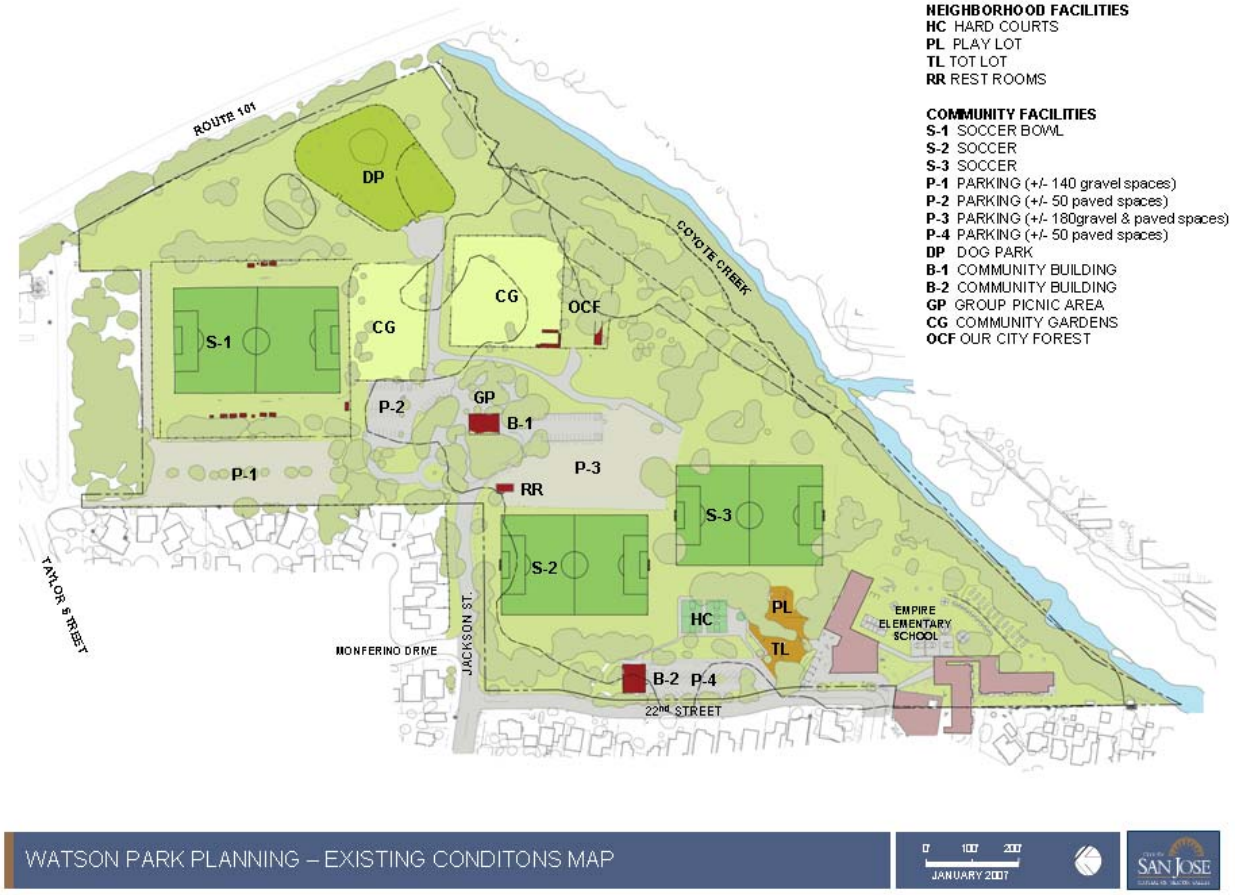
A parking lot serving the park is located along 22nd Street. Visitors typically use this parking lot for the Community Center "Annex" building or to access play lots and basketball courts down the hill from the parking lot. Access from the parking lot to the recreation facilities down hill is by stairs or a ramped walkway.

Jackson Street Access

Jackson Street provides the major vehicular entrance to most facilities within the Park, including two soccer fields, the Lower Watson community center, the tree bank, the community gardens and the dog park. Pedestrian access from Jackson Street is via a sidewalk which ends at a concrete block restroom building near the two soccer fields.

Taylor Street Access

A secondary entrance on Taylor Street provides vehicular access to the soccer bowl facility only. There is no roadway or pathway to get from the soccer bowl to other parts of the park.



22nd Street Parking Lot

Jackson Street Entrance

Adjacent Uses to North

Adjacent Uses

Watson Park is bounded by Coyote Creek and Route 101 along its eastern boundary, Empire Gardens Elementary School to the south, a remnant orchard to the north and residential homes to the west. Homes along Monferino Street are adjacent to the park with a 6-foot high block sound wall separating the rear yards of homes from the soccer bowl facility. Residential homes on 22nd Street face the park across the street.

According to residents, Route 101 is noisy. The roadway is elevated, which slightly reduces its visual impact.

Children from Empire Gardens Elementary School used the play lots and playing fields within the park as intended by the 1970 Master Plan. The parking lot on 22nd Street provides occasional overflow parking for the school at certain peak periods.

Natural Features

Coyote Creek has the potential to greatly influence Watson Park during the wet season because a large part of the park is located within the Federal Emergency Management Act (FEMA) mapped 100-year floodplain. Severe flooding has occurred twice in the past ten years. In each case, the community building was flooded with up to 4' of water, resulting in damage and extensive clean-up.

The creek varies in character from south to north along the edge of Watson Park. At the south edge of the park, the Coyote Creek, is joined by Lower Silver Creek. This area is accessible by informal pathways and has a picturesque quality. On the north edge of the park the creek edge is not accessible or visually obvious due to scrub vegetation. Here it flows beneath Route 101 north from the park.

SITE SETTING

Remnant Orchard at Taylor Street

Coyote Creek

Sound Wall Near Taylor Street Between Homes and Park

Coyote Creek Edge

Empire Gardens Elementary School

Existing Oak Trees

The built features in Watson Park respect San José's current Riparian Corridor Policy Study[1].

The Santa Clara Valley Water District (SCVWD) is studying the Mid-Coyote Creek corridor as part of a future flood control project. The SCVWD commissioned at least two studies that describe the natural and historic conditions of the corridor in detail[2,3]. These studies provide additional reference material about Coyote Creek.

Elevations at Watson Park range from approximately 75 feet above Mean Sea Level datum (MSL) at the creek near Route 101 to approximately 89 feet MSL at 22nd Street. Surface water flows on-site and off-site by sheet flow along curbs on Monferino Drive, East Jackson Street, North 22nd Street, East Empire Street, and Terrace Drive. The storm water along these streets near the park and from other areas on-site flow into various box drain inlets into subgrade pipes that connect to two outfalls. These outfalls discharge stormwater from Watson Park and surrounding streets into Coyote Creek, which meanders north towards the San Francisco Bay.

The elevation of the majority of Watson Park is approximately 6'-8' lower than surrounding streets and properties. The site drops down from an elevation of 89 feet MSL at the existing parking area on 22nd Street to an elevation of 82 feet MSL at the park facilities. Because the park is generally lower than its surrounding uses, visibility into the park is poor and community policing efforts have not been successful. The elevation changes prevent effective views by residential homes across 22nd Street from the park.

Visibility throughout the site is impeded by the location of the tree bank, the community gardens and by elevation changes. As a result of limited visibility, undesirable activities such as graffiti, vandalism, littering and the use of the park as a "party" spot have reduced the enjoyment of Watson Park by residents and caused ongoing concern. Public safety officials are hampered by lack of vehicular and pedestrian circulation within the park.

Existing vegetation is largely suburban in character. There are large expanses of turf grass associated with soccer fields and open space areas and miscellaneous tree groupings throughout the site. A tree condition survey was prepared by LSA Associates, Inc. and included the assessment of approximately 550 trees by a certified arborist[4].

Of those trees surveyed:

- 48 different species were identified
- 186 trees were ordinance sized (56" or greater circumference measured at 24" above grade)
- No heritage trees are located within Watson Park
- 43 trees are Tree-of-Heaven, an exotic and invasive tree species.

Redwood trees on the site are in decline since the use of recycled water in the park began. There are also dead pine trees throughout the park, especially near the creek edge. The most impressive trees on the site are a handful of mature oak trees. Other impressive trees are located at the corner of Jackson Street and 22nd Street, where mature trees are noteworthy because of size and habit.

A western sycamore tree grown from a heritage tree that grew near Watson Park is located within the riparian edge near the

[1]See Reference Section (typical).

Lower Watson Center (Front)

Lower Watson Center (Rear)

Lower Watson Center (Side)

dog park. The tree is the only known surviving relative of that original heritage tree and should be protected.

Existing vegetation is more thoroughly discussed in an Initial Study Report prepared by LSA Associates, Inc.[4]

Buildings

Existing buildings include the Lower Watson community center located within the FEMA 100-year floodplain in the heart of the park, the Watson Annex community center located on 22nd Street and a concrete block restroom. The Lower Watson Center is shown in the original 1970 Master Plan. Table 2 lists the age, size and programming for each of the three buildings.

The Lower Watson Center has historically been a valuable asset to the community. Because of its location within the 100-year floodplain, however, it is not desirable to renovate or update the building in its current location. Clean-up efforts after flood events have been costly.

In addition, the building is no longer needed for recreational programming. Two new recreation projects, Roosevelt Community Center and Joyce Ellington Library, both within one mile of the park, are under construction. Both projects add community rooms to the overall recreation inventory for the City and eliminate the need for the community room at the Lower Watson Center. In addition, a joint use agreement between the City and the San José Unified School District allows the City to use a community room located at the adjacent Empire Gardens Elementary School.

The Annex building has been closed since September 2004 and is no longer necessary for recreational programming. The façade of

[4]See Reference Section (typical).

TABLE 2 – Summary of Existing Buildings

BUILDING	PROGRAM	SIZE	CONSTRUCTION	YEAR BUILT
Lower Watson Community Center	• Multi-purpose room: 1,790 s.f. • Office: 250 s.f. • Kiln room: 90 s.f. • Storage Rooms: 130 s.f. • Men's Restroom: 60 s.f. with one toilet and one sink • Women's Restroom: 60 s.f. with one toilet and one sink	+/- 2,670 s.f.	Wood Frame with concrete block wall with siding, fixed glass windows, and built-up roof.	1976
Restroom	• Men's Restroom: 110 s.f. with one toilet, one urinal, and one sink • Women Restroom: 110 s.f. with two toilets and two sinks • Utility/Storage room: 310 s.f.	+/- 530 s.f.	Concrete block wall and cedar shake roof	Built in 1966 Renovated in 2002
Annex Building	• Two classrooms with restrooms • Storage and janitor room • Tiny tot classroom with child restroom	+/- 2,880 s.f.	Metal framing and siding with composition shingle roofing	Built in 1992

s.f. = square feet

this building is visually unappealing and the modular construction has a limited life. The building is in fair condition.

A concrete block restroom building serves all of Watson Park with the exception of community building programming and the Umberto Abronzino Soccer Bowl (Soccer Bowl) at Watson Park. Portable toilets serve the Soccer Bowl. The restroom building does not provide changing rooms and as a result, some soccer players have undressed in public which has resulted in public complaints.

Group Picnic Area

A group picnic area featuring a courtyard with trees, a large grill and 14 large picnic tables is located to the east of the Lower Watson Center. An asphalt parking lot is located near the Lower Watson Center group picnic area and bicycle parking is located near the group picnic area. Recreation staff reports that the group picnic area was used for family picnics and parties on weekends. Watson Sunshine Summer Camp participants used the facility during the summer months.

Visibility to the group picnic area by the public is blocked by the Lower Watson building. There has been repeat evidence that the group picnic area is illegally used as a party spot in the evening after the park is closed.

Soccer Fields

The Soccer Bowl provides programming for adult soccer leagues and a local private high school. The field is located within a "bowl" created by physical topography and is served by a large parking area accessed from Taylor Street. This is the only facility in Watson Park that uses the Taylor Street access point. The parking area is

Watson Annex

Restroom Building

Group Picnic Area

Soccer Bowl

Soccer Bowl Improvements

Parking Area Near Soccer Bowl

constructed of recycled road grindings in an informal way, without curbs, drainage or protected landscape islands. Several young trees are planted within the parking area and are intended to provide shade at maturity. The parking area provides capacity for approximately 140 cars and offers no accessible parking spaces, walkways or striping.

The Soccer Bowl is currently not lit for night use and it is developed with rustic improvements including:

- Storage Locker
- Concession Kiosk
- Picnic Tables
- Bleachers
- Goal Posts
- Scoreboard
- 3 portable toilets.

Two additional soccer fields are programmed for adult soccer and are accessed via Jackson Street. Another large parking area constructed of recycled road grindings, similar the parking area for the Watson Bowl described above (except for the trees), serves these soccer fields.

Our City Forest Tree Bank
The tree bank formerly located in the middle of the park created visibility, visual quality and other issues already discussed. It has been relocated as of this writing.

Community Gardens
There are two separate community garden facilities with plots ranging from 400 to 600 square feet in size:

- Watson Community Gardens, 35 plots
- Las Milpas Community Gardens, 58 plots.

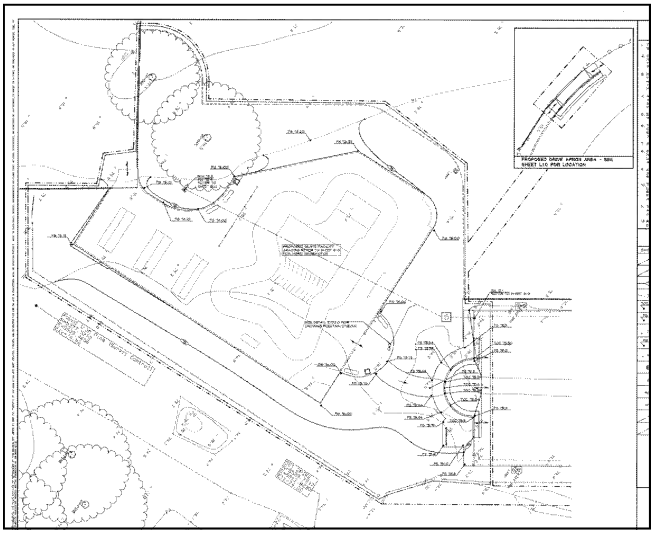
SITE SETTING

Dog Park
The dog park facility at Watson Park occupies approximately 1.6 acres and is divided into large and small dog areas. The park is very popular with the community despite the lack of success keeping the turf within the park in good condition. This problem is largely due to overuse.

Skate Park
Construction had just gotten underway for an 8,000-square foot skate park facility when evidence of the former burn dump was discovered. The design of the bowl-style concrete skate park was approved by the local skate community. The location of the proposed skate park was away from residential homes, but within sight distance of, 22nd Street.

Parking Areas
Parking areas throughout the site can accommodate up to 275 cars as follows:

- 22nd Street Parking Lot
  - 42 spaces
  - Serves the Watson Annex building
  - Asphalt lot with some shade trees
  - Accessed off 22nd Street
- Lower Watson Center Lot
  - 29 spaces in asphalt lot with striping
  - Approximately 75-100 spaces in an unimproved parking area
  - Accessed from Jackson Street
- Community Gardens Lot
  - 44 spaces
  - Paved lot
  - Accessed from Jackson Street
- Dog Park Lot
  - +/-20 spaces
  - Informal lot
  - Accessed from Jackson Street
- Soccer Bowl Lot
  - Approximately 140 spaces in an unimproved parking area
  - Serves only the Soccer Bowl
  - Accessed from Taylor Street.



Proposed Skate Park

Other Facilities
Park facilities located downslope from 22nd Street are a tot play lot, youth play lot, two basketball courts and a multi-purpose hard court.

These facilities, along with 42 existing park spaces along 22nd Street that serve the Watson Annex, have provided support to the adjacent Empire Gardens Elementary School.

None of the facilities at Watson Park have lighting designed to support night use.

After discussing the existing conditions and what about the park works and what needs improvement, a summary of the opportunities and limitations for development were summarized. The summary is shown on the following page.

The next step in the master plan process was to set goals for redevelopment of the park and explore design concepts.

OPPORTUNITIES

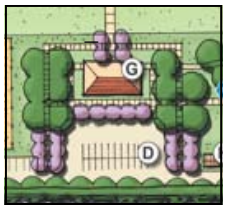
- Improve Grading
  - ✓ Access
  - ✓ Visibility
  - ✓ Views
- Highlight Natural Features
  - ✓ Coyote Creek
  - ✓ Specimen Trees
- Improve Use Relationships
  - ✓ Single Family Homes
  - ✓ Empire Gardens Elementary School
- Provide Recreation Facilities
  - ✓ Neighborhood-serving
  - ✓ Community-serving

LIMITATIONS

- Health Hazards
  - ✓ Park design must be approved by DTSC
  - ✓ Future operations and maintenance must be completed in accordance with a Soil Management Plan approved by DTSC
- Riparian Influence
  - ✓ Floodway
  - ✓ Floodplain
  - ✓ Riparian Setbacks
- Funding
  - ✓ Implementation of the Master Plan
- Expectations of Users
  - ✓ Soccer Fields
  - ✓ Community Gardens
  - ✓ Dog Park
  - ✓ Our City Forest Group
  - ✓ Picnic Area
  - ✓ Other Recreation Uses
- Existing Trees
  - ✓ Sensitive to Changes to in Topography.

FLOODPLAIN means any land area susceptible to being inundated by water from any source.

FLOODWAY means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as "Regulatory Floodway."



Public Outreach

The discovery of a burn dump and subsequent closure of Watson Park galvanized the community in the Watson Park area. Starting in the fall of 2004, the City began holding information meetings and distributing written notices to the community to keep them informed about progress toward re-opening the Park.

Community Advisory Committee

In fall of 2005, a Capital Project Advisory Committee (CPAC) was formed to review ongoing project progress and information on behalf of the larger Watson Park neighborhood.

The overall community outreach effort included frequent meetings with the CPAC, community newsletters and community-wide meetings on an as-needed basis to solicit input, address concerns, and validate the project approach.

The CPAC met almost every month until summer 2007, when they elected to begin meeting on an as-needed basis. Between fall of 2005 and summer of 2007, the CPAC received progress reports on work related to the investigation and remediation of the burn dump and participated in creating a new vision for the Park that resulted in this Master Plan.

The CPAC was presented with preliminary site layouts at meetings held in April, June and July 2007 for discussion.

Park planning efforts started with a discussion of community opinion of the current facilities at the park. The purpose of the exercise was to explore whether the remediation of the park could be used to improve it. Table 3 shows a summary of community opinion regarding the current state of Watson Park.

The CPAC and area residents provided thoughtful input throughout the preparation of this Master Plan. The resulting plan does not address every concern of the community because of the complexity of issues involved with Watson Park, including soil contamination and location on a 100-year floodplain. Ultimately, The City must work with many outside agencies to re-open Watson Park. This Master Plan incorporates ideas, concepts and concerns from residents within the context of these complex influences and issues.

Stakeholder Coordination

The City coordinated with the SCVWD, the Army Corps of Engineers and other interested agencies and parties regarding site remediation, modification of site hydrology and required permits during the master plan process. The site remediation team led by the Department of Public Works, with URS, Inc. as consultant, was a primary stakeholder. In addition, maintenance and operations staff, public safety officers, traffic reviewers and other City staff were involved in the design process.

A future SCVWD flood control project proposes to reduce flooding of properties in the mid-Coyote corridor. City staff met with SCVWD staff to discuss designs by the SCVWD to control flooding from Coyote Creek. One study included a levee along Coyote Creek and was rejected by City staff because it did not fit the vision of Watson Park as having a strong connection to Coyote Creek. The concern is that a levee would create a physical barrier between Watson Park and Coyote Creek.

TABLE 3 – Summary of Community Opinion on Existing Park

TOPIC	LIKES	DISLIKES	SUGGESTIONS
Buildings	• Use of community centers for meetings • Watson Park is a great location for a community center	• Lower Watson community center is run down and not visually appealing • It is in a 100-year floodplain and has flooded twice • Remove Watson Annex if it is not needed operationally • If it is needed, give it a facelift • Need more restrooms	• Lower Watson and Soccer Bowl could share parking • Work with Empire Gardens Elementary School to better utilize Watson Annex or share meeting space at the school
Parking Lots	• 22nd Street lot is an asset for the school	• Not enough lighting • Not suitable for park uses • Not close enough to amenities • Not enough trash receptacles • Not enough paved parking	• Create new entrance at Taylor Street • Locate parking closer to amenities • Pave all parking • Explore diagonal parking • Consolidate parking lots: too many small lots • Gate and lock parking lots • Add signage with safety information and emergency numbers
Soccer Fields	• Great for playing soccer • Watson Bowl is an important cultural feature with a rich history – keep it in its current location	• Traffic and associated issues related to soccer players overwhelm the neighborhood	• Relocate soccer fields away from residents • Reconfigure soccer fields, keeping all three

TOPIC	LIKES	DISLIKES	SUGGESTIONS
Community Gardens	• Gardens bring people together and create sense of community	• Community Gardens are a great amenity but serve limited user group • Visually unappealing fence • Location breaks up park open space and creates a barrier between Coyote Creek and the main park area	• Gardens could be in raised beds • Switch Community Gardens and Soccer Bowl locations • Fate of gardens are dependent on soil findings
Group Picnic Area	• Great for group gatherings	• There are not enough picnic areas through out the park • Not enough parking located near the picnic areas	• Locate picnic areas along the creek • Picnic areas should be visible for safety reasons • Picnic areas could include flat areas for jumpers • Provide variety of picnic areas for different sized groups • Design parking for accessibility without impacting the picnic experience
Our City Forest	• City benefits from planted trees	• Visually unappealing in a park setting • Location limits access to creek	• Relocate to another area, next to the freeway east of the soccer bowl • Relocate off site • Improve visual quality of fencing
Skate Park	• Past community support has been strong	• No Comments	• Choose an appropriate location
Dog Park	• Popular facility	• Needs design improvements • Add shade • Add seating	• Keep it in the park
Basketball courts and play areas	• No Comments	• No Comments	• Keep at least the same facilities

An alternative idea to provide a shelf along the creek edge to increase floodplain capacity was preferred by City staff as it had the potential to highlight the creek edge as a feature of Watson Park. The SCVWD project has no schedule or funding, so the City will continue to coordinate with them as their project moves forward.

Park Planning Process

The planning process with the community included review and discussion of:

- The park's opportunities and constraints
- What residents like and dislike about the park
- Ideas for changes that would improve the park
- Review of several park layout options (Options A-C)
- Refinements to layout Option C
- Draft Master Plan.

Early in the process, a conceptual zoning diagram was prepared to illustrate how uses could be located to improve functional relationships. The effort was based on the assumption that site remediation would create the opportunity to rearrange uses at Watson Park. The zoning diagram shows community-serving facilities located along Route 101, neighborhood-serving facilities located along 22nd Street frontage and highlights the riparian edge zone as a major feature of the Park. It also shows a noise buffer along Route 101.

Proposed Site Zoning Diagram

The diagram defines access points and establishes an internal loop circulation system for vehicles and pedestrians to facilitate patrolling efforts. Establishing and maintaining unobstructed views into and across the site was another suggestion for the master plan. The diagram became the guiding principle for overall development of the master plan.

Considerations and Recommendations

To supplement the zoning diagram, master plan goals and concepts were developed. Suggestions that were discussed are:

- Locate high use amenities closer to Route 101 and more passive areas closer to the residents
- Provide vehicular access for public safety officers
- Install paths for police and firefighter access to the park and creek
- Install fitness stations closer to the residents along 22nd Street
- Provide more open space
- Keep or replace all amenities that are currently in the park
- Add facilities to serve all age groups
- Plant more trees to buffer sound from the freeway
- Enforce food vending permits (generates garbage)
- Add more restrooms
- Include areas for badminton, horseshoes and volleyball
- Purchase walnut orchard next to the soccer bowl
- Add sand pits for volley ball.

Many of these discussions were held before the site remediation team had a clear understanding of what would be required to re-open the park to public use. Once preliminary soil testing information became available, park designers prepared initial park options to illustrate how the park might change after remediation based on master plan goals. They were based on the conceptual site zoning diagram and took different approaches to potential remediation actions.

None of the park layout options included a tree bank facility, as that use was relocated and will not return to Watson Park. In addition, the number of community garden plots was greatly reduced in each of the options since the community gardens could only be placed on portions of the site that were not within the former burn site.

All of the options assumed that the Watson Annex building is demolished, since that the building is no longer needed for recreation programming.

All of the options included a study of how the FEMA mapped floodplain could be managed, particularly those options that propose fill within the 100-year floodplain limit shown on the FEMA map.

The early park planning effort also included a cursory study of how the Lower Watson Center could be adapted to better meet park program needs. The idea of reconfiguring the interior space to increase the number of restrooms and add a concession window to support soccer field uses was explored. After further investigation, it was decided to replace the building rather than renovate it because of the age of the building and its location within the 100-year floodplain.

As the site remediation and park planning teams began studying strategic approaches to the remediation effort, the feasibility of using clean fill in the northern part of the

park as the soil cap that would cover burn ash-containing debris in the southern part of the park was explored.

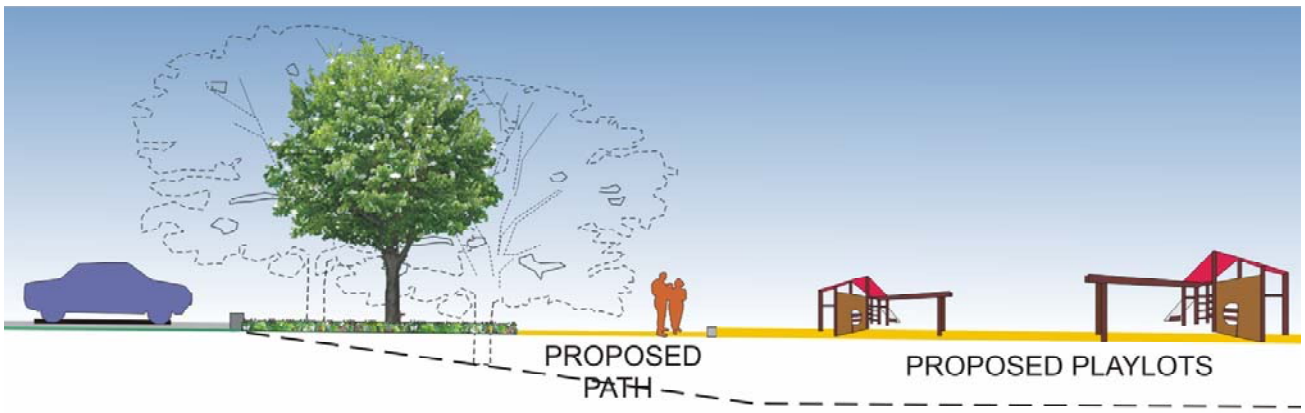
This strategic approach would:

- Eliminate hauling contaminated soil in trucks off the site
- Eliminate having clean fill brought to the site for the soil cap
- Establish elevation changes throughout the park that improve overall visibility
- Create a neighborhood-serving park at grade with 22nd Street
- Lower the elevations on the northern end of the site where soccer facilities would be located
- Relocate the floodplain at the park.

The design team prepared section drawings to illustrate the concept. The community supported the strategic approach of using clean fill present in Watson Park to cap the burn ash-containing materials proposed in the draft RAP.

As more detailed studies proceeded, additional ideas heard from the community include:

- Demolish the Lower Watson Center and rebuild a new building outside the floodplain that supports soccer use
- Save existing trees, particularly large oaks on the site
- Keep the Taylor Street entrance to Watson Park
- Construct self-cleaning toilets instead of regular bathroom buildings
- No portable toilets (they are allowed to be located within the floodplain)
- Develop premier soccer facilities using private investment dollars
- Propose turf volleyball courts, not sand
- Include a labyrinth.



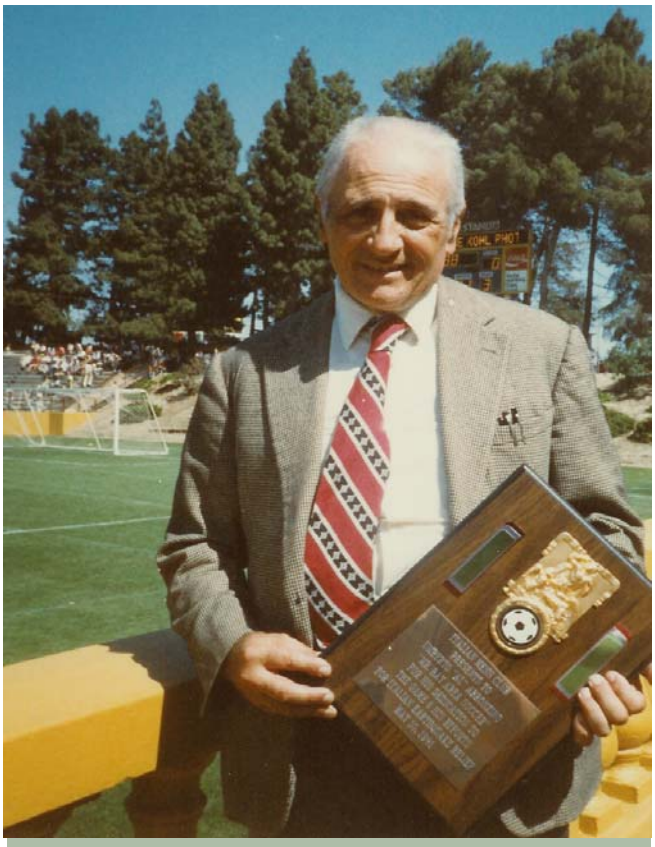
Proposed Regrading Along 22nd Street Park Frontage

PLANNING PROCESS

The community gave comment on the draft master plan in November 2007. At the public meeting, the community was supportive and additional comments are as follows:

- Include night lighting for basketball courts
- Involve the community in developing priorities for construction
- Involve the community in establishing the character of the architecture for the park
- Ensure basketball courts and all facilities are shaded.

During the master plan process, the City Council approved the renaming of the Watson Soccer Bowl to the "Umberto Abronzino Soccer Bowl at Watson Park" on May 15, 2007. This action formalizes the importance of the soccer bowl to Watson Park and to the community.



THE UMBERTO ABRONZINO SOCCER BOWL AT WATSON PARK

Umberto Abronzino, a barber, emigrated from Italy in 1937 and played for and managed several Connecticut sports teams from 1937 to 1952. Abronzino later moved to California and helped form the Peninsula Soccer League in 1957, at a time when organized soccer was unheard of in the region. Abronzino was "a major force in the development of youth soccer in the region," according to the U.S. Soccer Hall of Fame, into which he was inducted in 1971.

"He was one of a kind – I believe a true American who saw a great opportunity to do something he loves and excelled at it. The least we can do ... is to name the field in honor of him. His name was and should always be synonymous with soccer in the Bay Area." - Rich, a Former Player and Coach

Excerpt from the Northside Newsletter, Winter 2007 Edition

Project Goals

1. Develop community-serving facilities on the north portion of the park and neighborhood-serving facilities on the south portion of the park so that park facilities are compatible with adjacent land uses.
2. Modify elevations within the park to meet requirements of the RAP to create a neighborhood-serving area that is at grade with 22nd Street, eliminating the slope down to the park that currently exists.
3. Establish circulation systems throughout the park for vehicles and pedestrians.
   a. Provide a vehicular loop road to access all parts of the park.
   b. Include pedestrian walkways and a walking circuit to access all parts of the park.
   c. Include the Coyote Creek trail through Watson Park and a pedestrian bridge to link to the trail network.
4. Utilize both the Taylor Street and Jackson Street entrances for vehicular access.
   a. Work with future highway designers to maintain the Taylor Street access.
   b. Use Taylor Street for as long as feasible if the effort above is unsuccessful.
5. Emphasize Coyote Creek as a main feature of the park by:
   a. Protecting the riparian corridor
   b. Establishing a trail system and group picnic area along its edge
   c. Opening views to the Creek edge.
6. Replace existing community center buildings with buildings that more closely support proposed facilities.
7. Respect the 100-year flood plain
   a. Locate all buildings above the predicted100-year flood plain
   b. Use materials and construction techniques that anticipate flood inundation.
8. Provide shaded parking areas throughout the park at convenient locations to serve all facilities.
9. Increase the number of group picnic areas and provide a variety of experiences by locating them in different park settings.
10. Maintain at least the same neighborhood-serving facilities that existed when the park was closed in 2005 and add additional facilities to serve all age groups.
11. Locate soccer fields together to form a defined use area.
12. Locate the community gardens on “clean” soil outside of the former burn dump and adjacent to residential homes on Monferino Drive as a compatible land use.
13. Locate parking lots adjacent to Route 101 as a compatible land use.
14. Add lighting to the dog park, soccer fields and skate park to activate the park in the evening as a strategy to deter inappropriate evening activity.
    a. Locate these facilities at least 200’ from the Coyote Creek corridor in accordance with the City’s Riparian Corridor Policy.
    b. Increase the number of hours of play on the soccer fields to compensate for a reduction from 3 natural turf to 2 synthetic turf soccer fields.
15. Implement a landscape concept that creates a distinctive San José character, reduces water usage and limits maintenance demands.

PLANNING PROCESS

Options A - C

Option A assumed site topography would remain largely unchanged, a scenario that was later determined to be the least likely to be implemented. Most facilities located on the northern, or "clean" portion of the Park would be left in their existing locations. It was assumed that facilities on the southern portion of the site occupied by the burn dump would be demolished as part of the remediation and rebuilt in more desirable locations according to the site zoning diagram. Residents requested that all soccer fields be removed from the neighborhood-serving "zone".

Option B assumed that grading changes (a soil "cap") would be used to remediate the Park. Raising part of the park by capping the former burn dump would create a new neighborhood-serving park at grade with 22nd Street. Three options for park facilities located between the residents on Montenegro and the soccer bowl were shown: a dog park, a community garden facility and parking. Residents requested that Option B be revised to show community gardens in that location.

In Option B, most facilities located on the northern, or "clean" portion of the Park were shown in their existing locations because it was assumed at that time that no grading would be necessary there.

Option C responded to the request to add community gardens into the plan. In order to meet the goal of having no soccer fields in the neighborhood-serving area and having community gardens, Option C shows only 2 soccer fields, rather than the 3 fields that existed at the

The park planning effort engaged the public from 2005 through 2007 and will continue through the schematic design phase.

The schematic design of the dog park, play lots and architecture are of further interest to the community.

MASTER PLAN

The Master Plan is intended to provide a framework for the intentional development of Watson Park over the long term. The Master Plan shows the general arrangement, type and size of park amenities. Typically, final park construction closely matches the master plan drawing. At Watson Park, however, the final configuration of the park is subject to the RAP*, which is being prepared at the same time as the Master Plan in order to shorten project delivery time. Therefore, the final layout of the park may vary somewhat from the Master Plan drawing based on final elevation changes resulting from excavation and capping proposed in the RAP and the design plans.

Many elements of the 1970 Master Plan were not implemented and the haphazard placement of agricultural and other facilities resulted in the lack of use of premier areas of the park. To optimize park uses in the future, development should be conducted in accordance with the Master Plan and implemented by qualified park design professionals, resulting in a visually pleasing, safer and active park.

The Master Plan vision for Watson Park is to create an open feeling that features the riparian corridor of Coyote Creek and meets both the recreation needs of the immediate neighborhood as well as the larger community. The visual character is to reflect the native oak/grassland and riparian themes of Silicon Valley with architecture that reflects a rustic, park-like style.

Design Influences

Until May 2006 Watson Park was approximately 38 acres in size. A land exchange between the City of San José and the San Jose Unified School District resulted in a net park size of approximately 35 acres.

Site Remediaton

Remediation of the former burn dump at Watson Park will redefine the landscape through extensive elevation and floodplain changes. It is anticipated that each of the existing facilities at Watson Park will be impacted to some extent.

Elevation changes will benefit the community by increasing visibility and enhancing safety. The elevation change that now exists along the 22nd Street frontage of the park will be eliminated, allowing for a new neighborhood-serving park of approximately 8.7 acres (1/4 of the total park) at grade with that road. Residents across 22nd Street will be able to look across the street into that area of the park and monitor activity.

A portion of the approximately 26.3 acres of community-serving part of the park will be used to supply clean fill soil to cap the former burn dump soil contamination and the northern end of the park will be lowered in elevation by approximately 5'-8'. Visibility throughout the community-serving portion of the park will be established for the first time by eliminating elevation changes that currently exist in the northern part of the site now. Existing land undulations that create the soccer "bowl" currently are the same grade changes that make visibility throughout the site challenging.

The community-serving facilities are those that are most likely to disturb nearby residents through excessive noise and activity. Lowering the elevation of these facilities will provide an added buffer.

*The State of California Department of Toxic Substances Control is the approving agency for the RAP.

Facilities at Watson Park will need to be constructed to accept occasional flood waters according to hydrologic models prepared by URS Corporation.

Regional Transportation Initiatives

The Master Plan responds to the *U.S. Route 101 North Corridor Study*[5] by showing a potential future interchange at Taylor Street and Route 101. The alignment shown is based on the best information available at this time, but does not reflect the actual interchange design. The schedule and work plan for designing and constructing the interchange had not been established at the time the Master Plan was being prepared.

If implemented as shown, the interchange would influence:

- Existing land uses adjacent to Watson Park, including the remnant orchard to the north
- The final configuration and acreage of the park
- The location of the maintenance area
- The Taylor Street entrance to the park.

The future alignment shown may impact the proposed maintenance area for Watson Park, depending on whether the interchange at that location is elevated or at grade. If the Route 101 interchange displaces the maintenance facility, it can be relocated on the site at the time of final highway design.

The impact of the future interchange to the Taylor Street entrance of the park has not been determined, but there are three possibilities that must be considered given the limited information available about the project:

- The Taylor Street entrance will remain open
- The Taylor Street entrance will remain open with limited access, such as entrance or exit only
- The entrance will be closed with all traffic to enter the park through Jackson Street.

The first alternative is preferred, has the least impact on the community and allows for the highest level of vehicular circulation at the park. The Taylor Street entrance to the park plays a valuable role to the community by reducing the amount of traffic that enters the park through residential neighborhoods. Prior to the park's closure, most traffic entered at Jackson Street, with the Taylor Street entrance providing access to the soccer bowl facility only. The proposed Master Plan improves existing traffic patterns at Watson Park by introducing a loop road throughout the park that connects the two vehicular entrances to the park, splitting the traffic flow evenly between the two.

If the future interchange closes the Taylor Street entrance, the park will function much as it did before the park was closed in 2005, with most vehicles entering at Jackson Street. The total number of soccer fields is reduced from 3 fields to 2, but the addition of synthetic turf and night lighting may increase the overall usage of the two remaining fields.

Recycling and Reuse of Materials

As the design team discussed the impact of remediation actions on the park, consideration was given to how to recycle demolition materials on site. Several ideas are:

[5]See Reference Section (typical).

- Chip vegetation to be removed for use as mulch in the park or another location with the exception of tree rootballs.
- Process mature trees for lumber on site for use in the construction of site furnishings and shelters to add richness in detail.
- Use demolished concrete in subgrade for roadways.

Proposed Overall Improvements

The Master Plan proposes several initiatives that apply to the park overall, including:

- Design a signage system to support park identification, entrances and way finding.
- Secure the park with gates and fences to reduce illegal off-hour use.
- Promote site security with a loop road, gates, fencing and lighting throughout the park with night lighting for selected facilities.
- Implement storm water treatment in accordance with City policies and permit requirements.
- Establish a strong sense of place for the park using architecture, entry icons and the landscape.
- Provide immediate shade for all park facilities.
- Distribute parking throughout the park at convenient locations with drop-off loops at strategic locations.

Signage System

It is envisioned that an iconic gateway will announce the entrance to the park at the corner of Jackson Street and 22nd Street. The gateway would include the name of the park and directional signage and be designed consistent with the architectural style established for the buildings. A park identification sign with a soccer theme should be located at the Taylor Street entrance.

Security

A new circulation system designed for the park includes a loop road and pedestrian pathway system. The loop road and some of the walking paths are designed to provide access for safety and maintenance vehicles throughout the park. The new circulation system provides additional routes for police to patrol the park.

The Master Plan calls for gates to be installed to prevent vehicular access to the parking lot on 22nd Street and park entrances at Jackson Street and Taylor Street when the park is closed. In addition, fencing should be located strategically to prevent cars from driving on soccer fields to protect them from vandalism.

The establishment and maintenance of clear views to and from all areas of the park and adjacent residential homes is emphasized throughout the plan. This also reinforces the intention to capitalize on the riparian edge as a theme by leaving views to the creek edge open. The Jackson Street entrance is intended to give visitors a clear view through the park to the riparian edge, so no buildings or tree stands have been placed to obstruct that view. Rather, tree plantings are intended to frame the view.

Low split rail fencing along the riparian edge may be installed to provide a visual guide to maintenance workers and the public to keep out of the area. Signs may be posted on the fencing to let the public know that it is a sensitive area.

Security lighting will be provided at low lighting levels in an even distribution pattern. Severe light and dark spots should be avoided and cut-offs should be used to avoid any light spillage into residential areas or the riparian corridor.

The dog park, skate park, basketball courts and soccer fields will be lighted for night use. The intention is to activate the park in the evening and discourage inappropriate use of the park. Each facility lit for evening use must also include adequate lighting for the vehicular drives and the parking areas that serve them. In addition, nearby facilities must be adequately lit for security so that they are easily seen from all areas of the park.

Storm Water Management

The Master Plan proposes to filter storm water in compliance with current City Policy and local, State and Federal laws and regulations. The Project will comply with City Storm Water Policy 6-29 created on Feb 3, 1998 and modified on August 15, 2006. The project replaces 146,300 square feet (3.36 acres) of impervious surface in the existing design with 292,900 square feet (6.72 acres) of impervious surface at full implementation. Storm water will be treated to the maximum extent practicable using a variety of methods.

There are two existing outfall pipes running through Watson Park that discharge storm water to Coyote Creek. The pipes collect storm water from Watson Park and adjacent residential streets. Changes to the storm water system are discussed in the Initial Study document supporting both the RAP and this Master Plan and full calculations to model storm water flows are being prepared by URS Corporation.

Proposed storm water filters will take the form of either above ground vegetated swales or below ground gravel beds. The soccer fields will require an under drain system for best performance and that system could be combined with the storm water system of gravel beds below ground for management of impervious surface runoff in that vicinity.

Any landscape-based storm water treatment facilities proposed will feature the appropriate plants for storm water treatment. Storm water treatment for the dog park will incorporate necessary source control in accordance with current best management practices.

Interpretive signage may be installed at vegetated swales to explain their value to the public. A small bridge over one of the swales near the Children's Play Lot may be an appropriate location for signs explaining storm water management.

Utilities

Park utility service will rely largely on existing service connections and include:

- Recycled water for irrigation
- Potable Water
- Sanitary Sewer
- Storm Sewer
- Natural Gas
- Phone
- Cable TV
- Electric.

Electric service demand may be increased slightly because of greater demands required by lighting some facilities for night use. The additional electric demand for lighting will be offset somewhat by the elimination of the Upper Watson Annex building. Other utility service demand is

expected to remain largely the same or be reduced.

Architecture and Landscape Architecture Themes

The Master Plan suggests character themes for buildings and the landscape to reinforce a unique visual character for the park. Many older parks in San José suffer from looking rather suburban, lacking visual character. The overuse of lawn and non-indigenous plant materials has produced a somewhat generic appearance; it would be hard to tell whether the park is located in California or anywhere else in the country.

The intent is to provide a stronger sense of character at Watson Park through the use of distinctive architectural themes. The character of the landscape forms that are uniquely San José will be reinforced with riparian, grassland and agrarian themes, as appropriate. The consistent use of these themes as the park is developed over time will also provide visual unity and overall coherence.

The final architectural style should be developed with input from the community, and a rustic, craftsman style theme is shown in the Master Plan as an option.

Mature oak trees in natural grasslands at Watson Park create one of the most picturesque landscapes San José has to offer. Therefore, this landscape is proposed as a primary theme. Most of the existing trees at Watson Park will have to be removed as part of the remediation. The Master Plan envisions replanting oak trees grown from acorns collected from mature oaks at the park.

Riparian plantings featuring native plants and trees will be used along the Coyote Creek Corridor and intrude into the site where appropriate. A native plant garden with interpretive signage could be established in the area indicted as the riparian zone. Plant communities could illustrate native plant communities and be maintained by volunteers.

The agrarian themed plantings are to consist of the community gardens, trees planted in an orchard configuration and evergreen tree rows as wind breaks and visual screening. Plant material is intended to represent the agrarian theme in form, but not to be taken literally. All plant material should be selected for its ease of maintenance and low water requirements.

In order to reduce maintenance and water usage, the use of lawn will be limited to areas where it serves recreational functions. Most of the landscape cover is proposed to be trees in mulch beds, grasslands and naturalized planting areas.

The use of easy care plants such as rugosa roses can provide color in areas where visual focal points are desired.

The irrigation system for the park will continue to use recycled water and the plant palette should include plants that succeed in this environment. Since redwood trees have not adjusted well to recycled water, their use in the future should be avoided.

All plantings and their placement should minimize or eliminate potential hiding places among trees, shrubs and fences. A list of potential plants for use within the park is included in the Appendix.

Immediate Shade

Site remediation requires extensive site grading and elevation changes, resulting in

Potential Architectural Theme for Labyrinth and Shade Structures

The Jaeger Company – Landscape Architects

the removal of most of the existing trees throughout the site. The highest priority at Watson Park is to reduce human health hazards and remediation goals will supercede the preservation of mature trees. The Initial Study document[4] discusses the potential impacts of the removal of mature trees.

Immediate shade on the site is to be made a priority when rebuilding Watson Park since the effects of sun and heat are human health hazards. Shade should be introduced at the south and western edge of each park facility, by:

- Planting large trees
- Providing temporary shade structures and plant small trees
- Installing open pergola structures with vines
- Providing permanent shade structures.

Description of Elements

Buildings

All existing buildings are to be demolished. All new buildings on the site should be constructed with a finished floor elevation at least six inches above the newly established flood elevation for the park, based on hydrology studies.

Community meeting and recreation program space will be available at the newly constructed Roosevelt Community Center and the Joyce Ellington Library, both located within one mile of Watson Park. In addition, community meeting space is available in the cafeteria of Empire Elementary School adjacent to Watson Park. A joint use agreement between the School and the City supports the use of that facility.

A new soccer supporting field house will be constructed near the soccer fields and outside the 100-year floodplain and provide:

- Restrooms for men and women
- Changing rooms with benches for two soccer teams with optional access to the men's and women's restrooms
- Roll-up concession window
- Storage for food vendors, programming supplies and cleaning equipment
- An office for City staff.

After discussion with City staff and athletic league representatives, showers, lockers and a kitchen were not included because use patterns do not support the need for these facilities. Some sports groups were interested in having a full service concession area if it could support alcohol sales. Since alcohol consumption is prohibited in parks, this is not viable.

A nearby group barbeque facility provides the opportunity for athletes and spectators to have picnics and cook their own food.

Restrooms in the field house are conveniently located for community gardeners and dog park users. Restrooms will be separately accessed from other uses in the field house so that they can be used when the rest of the building is closed.

A dumpster is located near the Field House and the Soccer Group Picnic Area. It will be screened from view with attractive gates.

A restroom building located along 22nd Street will serve the neighborhood facilities and the creekside group picnic area. The building is not centrally located because the flood plain restricts its placement. While the

[5]See Reference Section (typical).

Table 4. Soccer Field Programming

Month	Weekday	Weekend	Estimated Cars
January to March	5:30 pm to 9:30 pm	7 am to 2 pm	35 per field
April to June	5:30 pm to 9:30 pm	7 am to 2 pm	35 per field
July to September	5:30 pm to 9:30 pm	7 am to 2 pm	35 per field
October to December	5:30 pm to 9:30 pm	7 am to 2 pm	35 per field

community expressed a desire to avoid the use of portable toilets in Watson Park, if convenience turns out to be an issue, portable toilets can be located within the flood plain.

Soccer Fields

The Master Plan replaces the soccer "bowl" with an equivalent soccer venue at grade. Bleachers and other appropriate site furnishings are included.

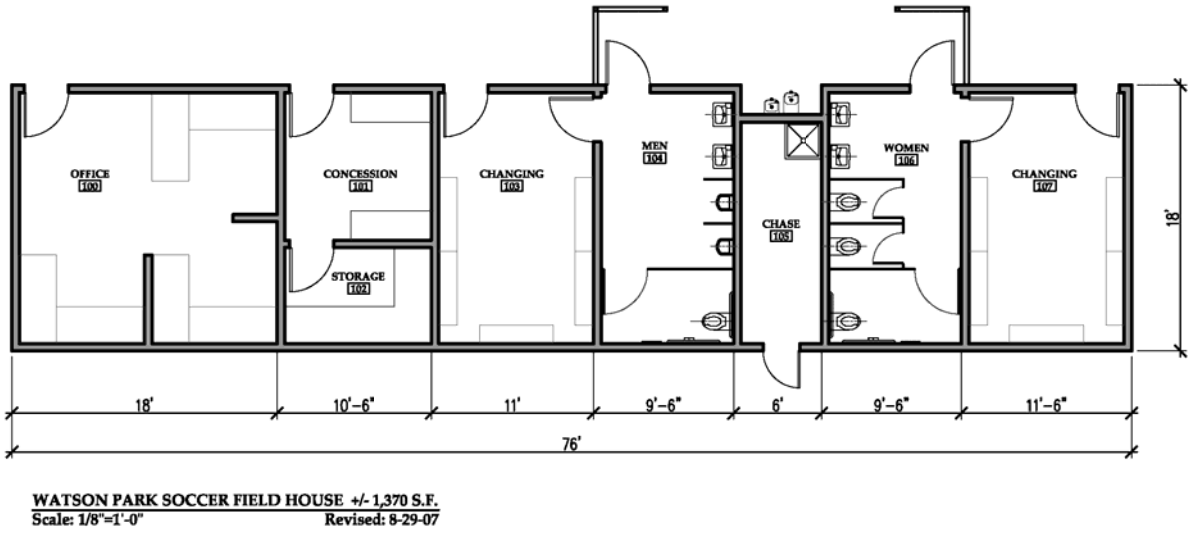
Changes to the Bowl are:

- Change to synthetic turf
- Add night lighting
- Use fencing strategically.

If funding is not immediately available to install synthetic turf and lighting, natural turf may be installed in the short term.

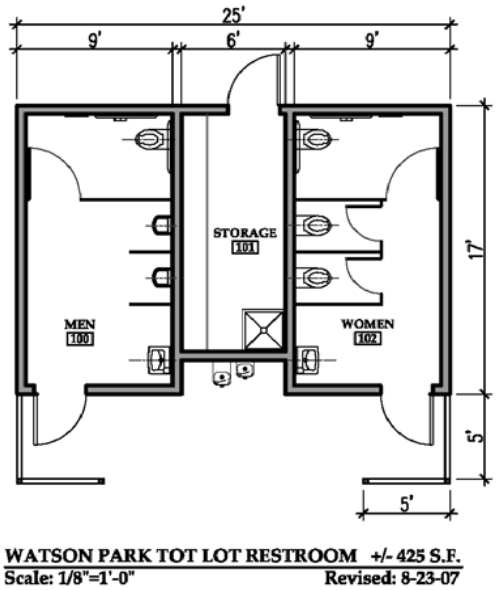
The fields are 225' X 360' (75 yards by 120 yards) and are intended to serve adult soccer leagues. Table 4 shows the anticipated program schedule for the two fields.

Light fixtures will be designed to reduce light spillage and glare and they are to be located outside the 200' riparian corridor setback in conformance with the City's Riparian Corridor Policy Study. Lights will be controlled from within the new field house and have a timer that allows staff to turn off the lights and leave the park before the lights finally go out. Active play will end by 9:30 p.m. and field lights will be turned off by 10 p.m. in the evening.



WATSON PARK SOCCER FIELD HOUSE +/- 1,370 S.F.
Scale: 1/8"=1'-0" Revised: 8-29-07

Screened Dumpster Enclosure



WATSON PARK TOT LOT RESTROOM +/- 425 S.F.
Scale: 1/8"=1'-0" Revised: 8-23-07

Artificial Turf Soccer Fields

A drop-off loop to serve the soccer fields is located at the parking area near the Field House.

Group Picnic Areas
Two group picnic areas are proposed in the park. One is designed to serve the soccer fields and the other is a creekside location in a natural setting. Each group picnic area should be sized to accommodate approximately 50 picnickers and may include:

- Large picnic shelter
- Large barbeque grill
- Picnic tables
- Flat area for inflatable jump houses
- Electrical outlet.

In choosing the location for the soccer supporting group picnic area, particular care was taken to maintain open views between the group picnic area and the Jackson Street entrance and the rest of the park.

Community Gardens
Approximately 50 community garden plots are located in a fenced area to the north of the new Field House. Each plot is 20' x 20' and has a water spigot available. Some plots will be raised and configured to facilitate access by gardeners with physical disabilities.

Fencing around the perimeter of the facility is intended to secure gardens from non-gardeners and grazing wildlife. Ornamental metal fencing is envisioned for added security, since chain-link fencing at Watson Park has been cut to gain illegal access to community garden facilities in the past. The use of ornamental metal is also proposed for aesthetic reasons, and this is particularly important along the edge where the garden

Community Garden Entrance

Community Garden

Dog Park Entrance

facility abuts the soccer fields. A fencing height of 6'-8' is proposed and vines can be grown on the fence to soften the view of the gardens.

The community garden facility will also have a shaded social area, a bench or picnic table, a compost storage area, a potting shed and a maintenance gate to provide access to trucks to dump mulch and compost.

Dog Park

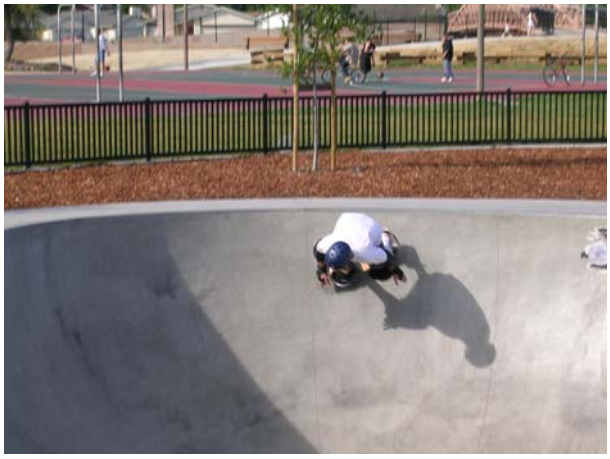
The proposed dog park facility will be up to 1.5-acres in size and divided into large and small dog areas. The current dog park is surfaced in turf which has been difficult to maintain. It is recommended that a community based dog park design subcommittee be formed to discuss alternative surfacing options that can be used in the dog park including mulch, decomposed granite, dirt and artificial turf. The dog park should be designed in conformance with the City's Dog Park Design Guidelines including furnishings such as picnic tables, water fountain for pets and people, a public notice board and other amenities.

Skate Park

The 8,000 square foot skate park is to be constructed as previously designed in the approximate location shown on the plan. The setting around the park may change slightly from the original proposal to fit the new site location in the park. A retaining wall may be required on one edge of the facility.

A dedicated skateable pathway may be established at the park entrance on the corner of Jackson Street and 22nd Street. A special sign and skateable pathway would lead users to the facility. The pathway is intended to provide a fun way for skaters to get to the skate park and keep them off regular pathways to avoid conflicts between

Dog Park



Concrete, Inground Skate Park

Simple Maintenance Building

skaters and park users. A sign will warn regular park users that the pathway is part of the skate facility. Site furnishings and a water fountain will be located at the skate park.

Maintenance Facility

The maintenance yard is intended to support Watson Park and trail maintenance for the Coyote and Silver Creek Trail systems when needed. It is located in the northeast corner of the site adjacent to Route 101. Facilities are to include:

- Storage shed for maintenance vehicles
- Materials storage for dirt, mulch, gravel and/or compost
- Security fencing and lighting
- Asphalt service yard.

Trail and Riparian Zone

A feasibility study was completed in June 2004[6], which defined the Coyote Creek Trail alignment from Route 101 to a pedestrian bridge near the confluence of Coyote Creek with Lower Silver Creek. From Watson Park, trail users will be able to access the Lower Silver Creek Trail to the east via a pair pedestrian bridges (spanning Coyote Creek with Lower Silver Creek). The Lower Silver Creek Trail will extend to Lake Cunningham Park. From the confluence of the creeks, trail users will be able to travel along Coyote Creek's east bank southward.

The Lower Silver Creek Trail Master Plan was approved by Council in November 2007. The Coyote Creek Trail Master Plan (Story Road to Route 101) is subject to approval by the City Council. It is scheduled for completion in September 2008.

Federal funding has been secured for further development of the Coyote Creek Trail system. In Fiscal Year 2008-09, the City will

[6]See Reference Section (typical).

Trail Gateway

Trailhead

Trail Warning Strip

begin preparation of supporting NEPA (National Environmental Policy Act) compliance documents for work from Highway 237 to Story Road. This segment encompasses the trail through Watson Park, excluding the pedestrian bridge over Coyote Creek. Preparation of construction documents would likely commence in 2009.

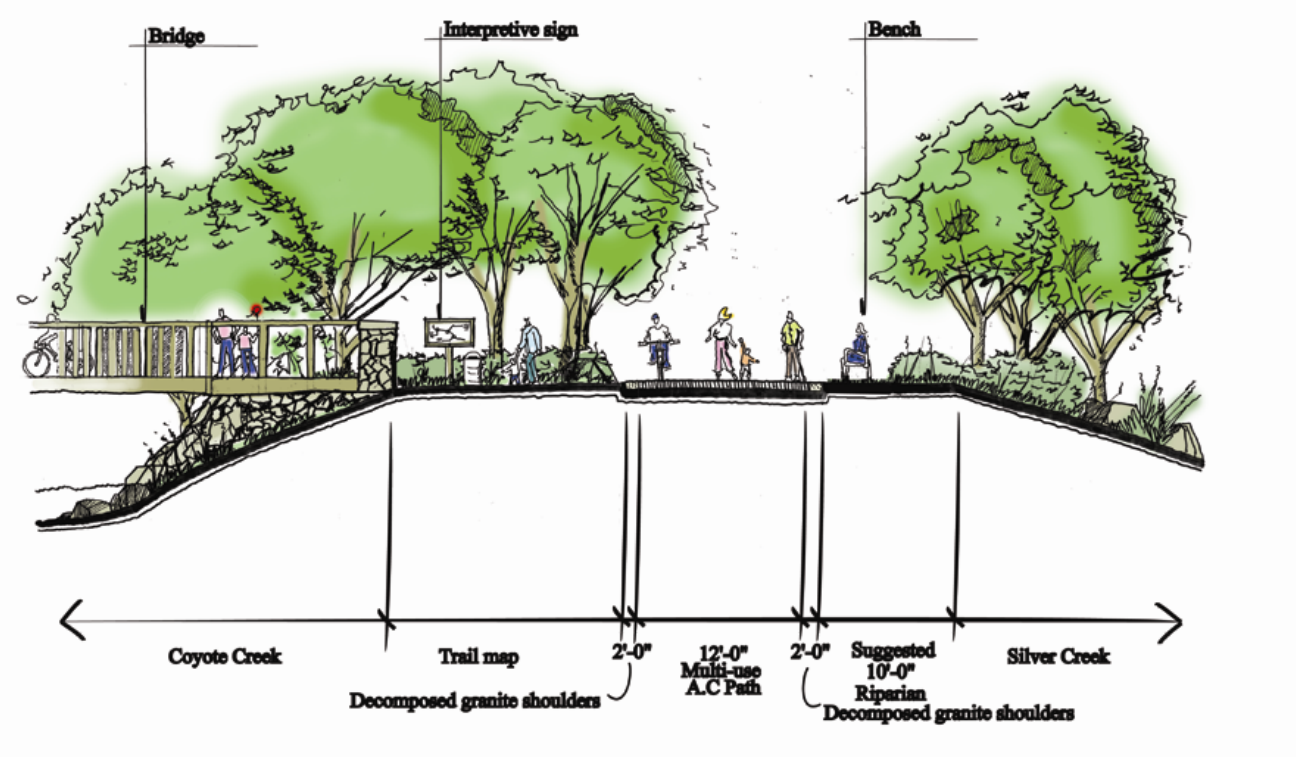
The location for the pedestrian bridge is based on a field visit by a biologist. It is proposed to be a 10-12 foot wide pre-fabricated steel truss, clear span structure with gateway entry column enhancements. The bridge abutments will be located outside the top of bank.

A trail head gateway for the Coyote Creek Trail system is planned in the area of the proposed pedestrian bridge. The installation would include two stone-faced columns (4' and 6' in height), a bronze plaque to designate the trail and a seating area. A similar installation exists along the Los Gatos Creek Trail at Auzerais Avenue and serves to increase awareness of the trail and contribute to the neighborhood's character.

The riparian corridor and adjacent land is to be planted over time with native plantings sourced from the watershed, as shown on the master plan. This is an appropriate location for future trail mitigation plantings and possibly a native plant community garden with interpretive signage that can be established and maintained by interested volunteers as appropriate. Future construction of the Coyote Creek Trail will require mitigation plantings.

Loop Road and Parking Areas

The Master Plan includes a loop road and parking areas convenient to major activity zones, along with drop-off areas, accessible



Pedestrian Bridge

spaces (handicap) and van parking in strategic locations. The loop road will provide access to vehicles throughout the community-serving area of the park, including public safety patrols.

Parking lots provide a total of 292 parking spaces and are intended to be lit to facilitate both security and night use of certain facilities. The lots include:

- Creekside Group Picnic Area Lot
  - 52 including 2 accessible and 1 van spaces
  - Includes drop-off loop

- Soccer Field House Lot
  - 19 including 2 accessible spaces
  - Includes drop-off loop

- Soccer Field/Dog Park Lot
  - 184 including 6 accessible and 2 van spaces

- 22nd Street Lot
  - 37 including 3 accessible spaces.

Senior Area

The Senior Area includes a small covered pavilion with seating, game tables and a labyrinth. The covered pavilion is intended to provide a shady place for seniors to gather and socialize and should reflect the architectural theme established in this Master Plan. The labyrinth feature is a paved, circular area with seating around it that can be used for meditation, stretching and exercise classes or as a sunny gathering spot. A nearby walking circuit and exercise stations are intended to add to the experience for seniors at the park.

Labyrinth

Open Space

An open space area just under 2 acres in size is located near the senior area. A walking circuit and scattered oak trees surround this area, which is intended to provide a place for kite flying, throwing a ball, playing Frisbee, sitting on a blanket and other activities. The area will be covered in manicured turf grass or no-mow turf grass and irrigated.

Open Space

Play Lots

The Master Plan includes two age-appropriate play lots, one to serve children aged 2-5 years old and one to serve children aged 6-12. The play lots are intended to have a theme that reinforces the Coyote Creek edge. Both play lots should exceed ADA guidelines and be designed to be highly accessible and playable for children using wheelchairs. Bucket seat swings and poured-in-place play surfacing to facilitate wheelchair access are recommended. Final design of the play area should be include input from the community and a member of the Disability Advisory Commission.

Play equipment should incorporate shade roofs or other means to provide shade for

Play Areas

children as they play. A seating area with immediate shade, drinking fountain and a nearby restroom building are included in the Master Plan.

The entrance to the area from 22nd Street crosses a small pedestrian bridge over a swale, which is a fun way for children to get to the play lot area.

Walking Circuit
A series of pedestrian pathways creates up to 3 walking circuits of different lengths and widths and includes several exercise stations along the smallest circuit. Walkways will vary in width and materials from 6' to 10' wide concrete pathways. Some pathways will have a 2' wide decomposed granite edge for joggers and runners. The length of walking circuits will vary from ¼ mile to ½ mile, depending on the route taken. Wider pathways serve as a pathway for maintenance vehicles to access all parts of the park.

Restroom Building
A restroom building is proposed at the highest elevations in the neighborhood park area, located between the Senior Area and the Children's Play Lot. The restroom building is intended to serve the neighborhood elements as well as the skate park and the creekside group picnic area.

The restroom building should match established architectural themes.

22nd Street Parking Lot
The existing parking lot along 22nd Street and the sidewalk are to remain with modifications. The parking lot offers more parking spaces than needed without the Watson Annex building, which is to be demolished. Elimination of the spaces

Play Areas

Walking Circuit with Exercise Equipment

Rest Room Building

along the western edge of the lot allows a sidewalk to be added along 22nd Street, improving pedestrian access there. It also allows for an increased landscape area to soften the view of the parking area from homes across 22nd Street.

After removing the westernmost row of parking and restriping the existing area, the lot is to be reduced from 42 parking spaces to approximately 37, including two accessible spaces.

Gateway Entrances

A pedestrian gateway entrance is proposed at the corner of Jackson Street and 22nd Street. The entrance is intended to announce Watson Park with a gateway designed in the architectural themes established for the park. Directional signage will be located here to direct visitors to the trail head, skate park and other key facilities.

A minor gateway entrance is also envisioned to help visitors who park at the 22nd Street Parking Lot find their way quickly to park facilities.

A trailhead gateway is planned for the Trail and Riparian Zone as described in that Heading.

22nd Street Parking Lot Sidewalk

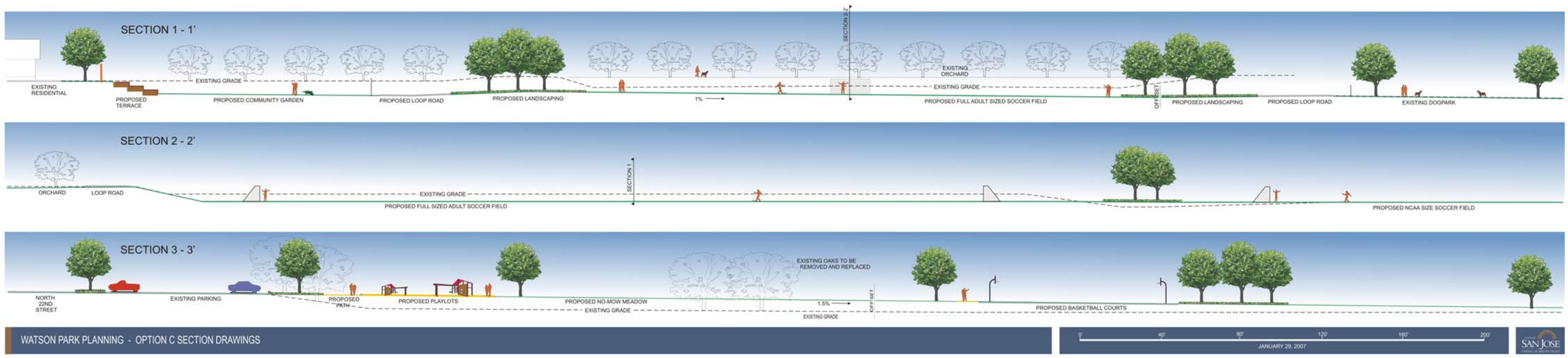
Gateway Style Entrance

Native and Drought Tolerant Plants

Master Plan
Watson Park

November 7, 2007

Callander Associates
Landscape Architecture, Inc.
07055_plan.indd



WATSON PARK PLANNING - OPTION C SECTION DRAWINGS

0' 40' 80' 120' 160' 200'

JANUARY 29, 2007

NEXT STEPS

Project Implementation

The Watson Park Master Plan provides a long term vision for redevelopment of the park site. The flexible design supports phased implementation over time.

Site remediation work is the first step toward re-opening the park to public use and implementing the Master Plan. Construction for the site remediation project is scheduled to begin as early as 2009 and as late as 2011 depending on how quickly environmental permits, clearances and DTSC approval are obtained.

Precise phases for master plan implementation were not defined at the time of this writing because the effort to secure additional funding is ongoing. Available funding will be dedicated to site remediation as a first priority. Preparation of estimates for that work are currently underway and an initial phase one construction project for Master Plan implementation will be defined when they are available. Final phasing will be established when efforts to secure additional funding are complete.

The neighborhood-serving facilities are the highest priority of the community, with existing facilities having more importance than newly master planned facilities that did not exist in Watson Park before its closure. The community views the skate park as an existing facility since it was funded and under construction when the park was closed.

Funding

To date, $15.2 million in funding has been identified to pay for remediation for both Terrace Drive and Watson Park as well as construction of park facilities to reopen the park. Project funding to date is as follows:

- General Fund: $12,481,833
- Park Trust Fund: $36,000
- San José Redevelopment Agency: $2,000,000
- California Integrated Waste Management Board Grant: $750,000.

Park remediation is expected to use approximately two thirds of available funding with the balance slated to cover park facility construction.

Full implementation of the Master Plan, not including park remediation costs, is being developed at the same time that this Master Plan is being prepared.

As the final amount of project funding is established, final drawings will be modified to include only those facilities for which funding is available. In effect, the scope of work will be aligned with available funding near the time of bid and award of the construction contract and will include both site remediation and Phase I park construction.

ACKNOWLEDGEMENTS

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Gloria Calloway, Homeowner
Leticia Carrillo, Homeowner
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Julian Delato, Garden
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Ken Keating, Community Gardener
Isabel Kendra, Homeowner
Veronica Lewis, San José Unified School District Board of Trustees
Sheryl Perez, Homeowner
Deborah Pillinini, Dog Park User
Jose Posadas, Northside Neighborhood Association
Jason Reicks, Homeowner
John Rigter, Homeowner
Neil Rufino, Homeowner
Matt Spain, Homeowner
Donald Swickrath, Homeowner
Jeff Thompson, Homeowner
Chileng Thompson, Homeowner
Ty Williams, San José Unified School District
Amy Ruffo, San José Unified School District
Karen Fuqua, San José Unified School District

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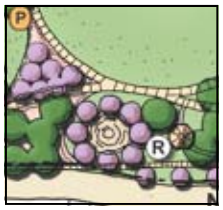
REFERENCES



Background Documents

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Lowney Associates. *Surface Soil and Soil Vapor Quality Evaluation, Watson Community Park*, August 5, 2005.

URS Corporation. *Preliminary Waste Characterization Report, Watson Park Burn Site*, November 20, 2006.

URS Corporation. *Draft Remedial Action Plan*, ***Insert date***.

URS Corporation. *Preliminary Waste Characterization Report, Watson Park Burn Site*, November 20, 2006.

1. The Habitat Restoration Group and Jones and Stokes Associates, Inc. *Riparian Corridor Policy Study*, May 17, 1994 and revised March 1999.

2. San Francisco Estuary Institute. Oakland, CA. *Coyote Creek Watershed Historical Ecology Study*, May 2006.

3. EDAW, Inc. San Francisco, CA. *Biological Resources Assessment for the Santa Clara Valley Water District's Mid-Coyote Creek Project*, August 2006.

4. LSA Associates, Inc. Berkeley, CA. *Initial Study for Watson Park,* ***Insert date***.

5. Nolte Associates and DKS Associates for VTA and the City of San José. *U.S. Route 101 North Corridor Study*, May 2005.

6. Callander Associates, *Coyote Creek Feasibility Study*, 2004.

Other Documents

City of San José, Department of Parks, Recreation and Neighborhood Services. Dog Park Design Guidelines, June 2005 or latest edition.

City of San José, Department of Public Works. Watson Park Skate Facility, January 15, 2004.

At the time of this writing, the Preliminary Waste Characterization Study and other relevant documents providing background, history and soil characterization information for Watson Park could be found at:
http://www.sanjoseca.gov/prns/watsonpark/TechnicalReports.asp

In September 2005, the City contracted with URS Corporation to prepare a Preliminary Waste Characterization Study (PWCS) and a Removal Action Plan (RAP), and to assist with the management of the construction project. These services are focused on location, identification and analysis of the burn ash and dump debris, remediation alternative development and miscellaneous support activities. At the time of this writing, the PWCS was posted on the Department of Toxic Substance Control's (DTSC) website:
http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=70000112

APPENDIX

POTENTIAL PLANT LIST

OAK/GRASSLAND PLANTINGS

Deciduous trees:

Botanical Name	Common Name
Pistacia chinensis	Chinese Pistache
Quercus lobata	Valley Oak
Quercus kelloggii	Black Oak

Accent/Flowering trees:

Botanical Name	Common Name
Aesculus californica	California Buckeye
Cercis occidentalis	Redbud
Fraxinus uhdei	Evergreen Ash
Jacaranda mimosifolia	Jacaranda
Pinus sabiniana	Grey Pine

Evergreen trees:

Botanical Name	Common Name
Calocedrus decurrens	Incense Cedar
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak

Shrubs:

Botanical Name	Common Name
Buddleia davidii	Butterfly Bush
Carpenteria californica	Bush Anenome
Ceanothus spp.	California Lilac
Garrya elliptica	Coast Silktassel
Heteromeles arbutifolia	Toyon
Mahonia spp.	Mahonia
Rhamnus californica	Coffeeberry
Ribes sanguineum	Pink Flowering Currant
Sambucus mexicana	Blue Elderberry
Viburnum tinus	Laurestinus

OAK/GRASSLAND PLANTINGS (Continued)

Groundcovers:

Botanical Name	Common Name
Arctostaphylos spp.	Arctostaphylos
Baccharis pilularis	Coyote Brush
Ceanothus spp.	California Lilac
Cotoneaster	Cotoneaster

Vines:

Botanical Name	Common Name
Clematis lasiantha	Chaparral Clematis
Distictis spp.	Distictis (Trumpet Vine)
Rosa spp.	Climbing Rosa

RIPARIAN PLANTINGS

Plantings adjacent to the riparian habitat to be planted in accordance with the City's Riparian Corridor Policy Study and per applicable environmental regulatory agency requirements.

AGRARIAN PLANTINGS

Select from the oak/Grassland Deciduous Tree List.

Accent/Flowering trees:

Common Name
Ornamental Cherry
Ornamental Plum
Ornamental Pear
Ornamental Walnut